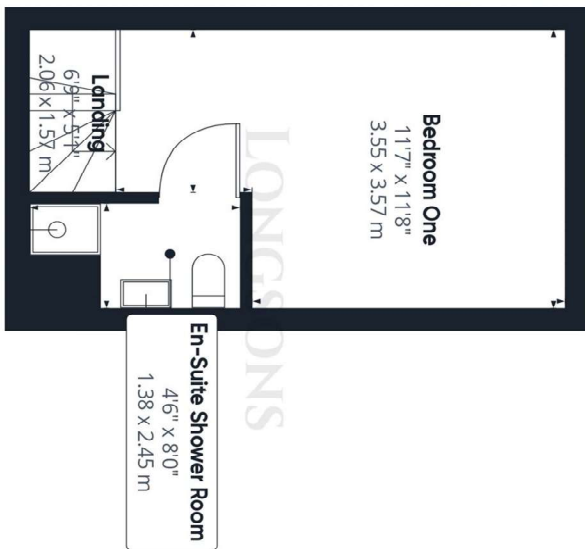




Langridge Circle, Watlington, Kings Lynn, PE33 0UF

Very well presented, modern four bedroom, three storey, mid terrace townhouse situated in the popular well serviced village of Watlington. The property boasts a kitchen/dining room, en suite shower room, garage, garden, gas central heating and UPVC double glazing throughout.

Offers Over £280,000 Freehold





Situated on a popular development in the well serviced village of Watlington, Longsons are delighted to bring to the market this very well presented, modern four bedroom three storey town house. The property offers kitchen/dining room, en-suite shower room, cloakroom with WC, garage, garden, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms and family bathroom to first floor, main bedroom with en-suite shower room to second floor, garage, garden, gas central heating and UPVC double glazing.

WATLINGTON
Watlington is a small village situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery with pharmacy, primary school, post office, village store, social club, public house with restaurant, fish

and chip shop and the Church of St Peter and St Paul. King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around St Margaret's Church to the newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.

Entrance Hall
Composite entrance door to front aspect, stairs to first floor, radiator.

Lounge
13'2" (4.01m) x 12'10" (3.91m)
UPVC double glazed window to front aspect, radiator.

Kitchen/Dining Room
19'9" (6.02m) x 9'9" (2.97m)

Fitted kitchen units to walls and floor with work surface over, stainless steel one and a half bowl sink unit, mixer tap and drainer, integrated dishwasher, integrated gas hob with extractor hood over, integrated double electric oven, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, wall mounted gas central heating boiler, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear aspect, radiator.

Cloakroom
Wash basin, WC, tiled splashback, radiator.

Stairs and Landing

Bedroom Two
12'11" (3.94m) x 10'4" (3.15m)
UPVC double glazed windows to rear aspect, radiator.

Bedroom Three
12'5" (3.78m) x 6'5" (1.96m)
UPVC double glazed window to front aspect, radiator.

Bedroom Four
9'4" (2.84m) x 6'2" (1.88m)
Currently set up as dressing room with a range of fitted wardrobes, UPVC double glazed window to front aspect, radiator.

Bathroom
Bathroom suite comprising P shaped bath with rainfall shower head over and separate hand shower attachment and shower screen, wash basin and WC both set within fitted cabinet, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear aspect, extractor fan.

Bedroom One
11'8" (3.56m) Max x 11'7" (3.53m) Max
Bedroom one to second floor, double glazed Velux windows to ceiling, two radiators, door to en-suite shower room.

En-Suite shower Room
Shower cubicle, wash basin, WC, tiled splashback, radiator, double glazed Velux roof window, extractor fan.

Garage
Single garage with main up and over door to front aspect.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, gated access to rear.

Agents Note
EPC rating C78 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Storey Townhouse
- Four Bedrooms
- Mid Terrace
- Ground Floor Cloakroom
- Kitchen/Dining Room
- En-Suite Shower Room
- Garden
- Garage
- Gas Central Heating
- UPVC Double Glazing

